IMPROVEMENT GUARANTEES

April 18, 2023

Deaven Woods – Extension

Mindy Meadows, Phase 2 – Extension

Autumn Ridge, Phases II & III – Extension

Maiden Creek - Extension

Huntleigh, Phase 1 – Extension`

	Name of Subdivision/Develo	opment:	Huntleigh, Pha	ise 1		
	Name of Owner/Developer:		Eastern Develo	opment & P	lanning	
	Type of Request:	() Reduction () Release	(X) Exten () New	ision	() Increase	
	Type of Guarantee:	(X) Letter of Cre	edit () Bond		() Escrow	
	Bank, Bonding Co., Escrow	Agreement:	Fulton Bank	LOC #D00	3500	
	Original Guarantee Amount		\$294,257.12			
	Reduced to \$75,231.2 Reduced to \$65,126. Increased to \$71,639. Increased to \$78,803. Increased to \$86,683. Reduced to \$81,856. Increased to \$90,041. Increased to \$99,045. Increased to \$108,950. Increased to \$119,945. Increased to \$131,935. Retained to \$131,935. Retained at \$111,914. Retained at \$111,914. Increased to \$121,411. Increased to \$133,552. Retained at \$133,552. Reduced to \$12,239.8 Retained at \$12,239.8	0 60 226 19 51 00 60 76 0.33 5.36 9.89 9.89 9.89 9.89 9.89 1.53 2.68 68	on August 2, 2005 on July 18, 2006 on August 7, 2007 on July 1, 2008 on June 16, 2009 on June 15, 2010 on May 16, 2011 on April 17, 2012 on March 19, 2013 on February 18, 2014 on January 20, 2015 on December 15, 20 on January 19, 2016 on November 1, 2016 on September 19, 2010 on September 18, 2011 on September 17, 2010 on May 5, 2020 on May 1, 2021 on April 19, 2022	15 6 17 8		
	Current Amount in Force:		\$12,239.87			
	Upon inspection by the Tow	nship Engineer, it	is recommended th	at the curren	at amount of this gua	arantee be:
	() Decreased () Increa	sed () I	Established	() Released	d (X) Retain	ned
		At / To	\$12,239.87			
E	Expiration date of new application	able agreement:	May 1, 2024			
Ι	Date of Board of Supervisors	meeting:	April 18, 2023			
Δ	action taken by Roard of Sun	ervisors.				



369 East Park Drive Harrisburg, PA 17111 717.564.1121 www.hrg-inc.com

April 19, 2021

Ms. Amanda Zerbe, Zoning Officer Lower Paxton Township 425 Prince Street Harrisburg, Pennsylvania 17109

Re:

Huntleigh Phase 1

Improvement Guarantee Reduction No. 6

Dear Amanda:

As requested, an inspection was conducted by our office on April 12, 2021 for the above referenced project to verify the completion of items included in the improvement guarantee. Based upon our observations, we recommend a reduction of \$121,312.81 from the current amount of \$133,552.68 creating a new balance of \$12,239.87 as shown on the attached summary.

If you have any comments or questions or require further information in this regard, please feel free to contact me. Thank you.

Sincerely,

Herbert, Rowland & Grubic, Inc.

Joson R. Hinny

Jason R. Hinz, P.E. Group Manager | Civil

JRH/CMF/LB 000184.0002 (Phase 4259) P:\0001\000184.0002\dmin\u004259 Huntleigh PH 1\u0044259 Red6 CMF.doc

Enclosures

c: Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)
John Kerschner (john.kerschner@finelinehomes.com)

н	UNTLEIGH - PH	ASE I								
	IMPROVEMENT GUARANTEE REDUCTION #6 04/19/2021									
DESCRIPTION	QUANTITY	UNITS	UN	IT PRICE		COST				
1.5" ID-2 Wearing		SY	\$	4.00	\$	-				
Concrete Curb - Need ADA ramp at Lot 87	1	LS	\$	1,000.00	\$	1,000.00				
Sidewalks ¹	45	SY	\$	22.00	\$	990.00				
Concrete Monuments	2	EA	\$	250.00	\$	500.00				
Spread topsoil, seed and mulch	1.8	ACRES	\$	1,000.00	\$	1,800.00				
			S	UBTOTAL	\$	4,290.00				
10% CONTINGENCY					\$	429.00				
SUBTOTAL					\$	4,719.00				
10% LPT ANNUAL INCREASE					\$	5,190.90				
10% LPT ANNUAL INCREASE						5,709.99				
	10%	LPT ANNU	AL II	NCREASE	\$	6,280.99				
	10%	LPT ANNU	AL II	NCREASE	\$	6,909.09				
	10%	LPT ANNU	AL II	NCREASE	\$	7,600.00				
	10%	LPT ANNU	AL II	NCREASE	\$	8,360.00				
	10%	LPT ANNU	AL II	NCREASE	\$	9,196.00				
	10%	LPT ANNU	AL II	NCREASE	\$	10,115.60				
	10%	LPT ANNU	AL II	NCREASE	\$	11,127.16				
	10%	LPT ANNU	AL II	NCREASE	\$	12,239.87				
		CURR	ENI	TOTAL	\$	12,239.87				

Name of Subdivisio	on/Development:	Maiden Creek		
Name of Owner/De	veloper:	Eastern Comn	nunities LTD	Partnership
Type of Request:	() Reduction () Release	(X) Exter () New	,) Increase) Change
Type of Guarantee:	(X) Letter of C	redit () Bond	() Escrow
Bank, Bonding Co.,	Escrow Agreement:	Fulton Bank	LOC #D003	3209
Original Guarantee	Amount:	\$434,931.75		
Established:		November 12,	2003	
Increased Reduced t Reduced t Reduced t Reduced t Increased	to \$101,095.50 to \$111,205.05 to \$82,789.30 to \$73,741.80 to \$63,594.30 to \$62,494.30 to \$68,743.72 to \$75,618.10 to \$94,000.00 to \$103,400.00 to \$116,740.00 to \$128,413.00 to \$141,255.40 at \$141,255.40 to \$155,380.94 o \$45,000.00 at \$45,000.00 to \$49,500.00 to \$18,507.50	on October 5, 2004 on September 20, 2 on December 6, 200 on September 19, 2 on October 2, 2007 on September 16, 2 on September 1, 20 on August 3, 2010 on August 2, 2011 on July 17, 2012 on June 18, 2013 on June 3, 2014 on May 5, 2015 on May 5, 2016 on May 2, 2017 on June 5, 2018 on April16, 2019 on May 5, 2020 on April 19, 2021	005 05 006 008	
Current Amount in I	Force:	\$18,507.50		
Upon inspection by	the Township Engineer, it	is recommended tha	at the current a	mount of this guarantee be:
() Decreased	() Increased () I	Established	() Released	(X) Retained
	At / To	\$18,507.50		
Expiration date of ne	ew applicable agreement:	May 1, 2024		
Date of Board of Su	pervisors meeting:	April 18, 2023		
Action taken by Boa	ard of Supervisors:			



369 East Park Drive Harrisburg, PA 17111 717.564.1121 www.hrg-inc.com

April 19, 2021

Ms. Amanda Zerbe, Zoning Officer Lower Paxton Township 425 Prince Street Harrisburg, Pennsylvania 17109

Re:

Maiden Creek

Improvement Guarantee Reduction 7

Dear Amanda:

As requested, an inspection of the above referenced site was conducted on April 12, 2021 for the purpose of reducing the improvement guarantee. We recommend a reduction of \$26,492.50 from the current amount of \$45,000, leaving a balance of \$18,507.50, as shown on the attached tabulation.

Sincerely,

Herbert, Rowland & Grubic, Inc.

Jason R. Hinz

Jason R. Hinz, P.E. Group Manager | Civil

JRH/CMF/LB 0184.002 (Phase 4227) P:\0001\000184_0002\Admin\4227 Maiden Creek\4227red7.doc

c: Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)
John Kerschner (john.kerschner@finelinehomes.com)

MAIDEN CREEK IMPROVEMENT GUARANTEE REDUCTION 7									
Item	19-Apr-21 Quantity	Unit	Unit Price	Total					
Misc. Items									
Concrete Sidewalk	573	SY	\$25.00	\$14,325.00					
Concrete Monuments	2	EA.	\$250.00	\$500.00					
Storm Sewer Cleaning	1	LS	\$2,000.00	\$2,000.00					
<u> </u>			Misc. Subtotal	\$16,825.00					
	-		SUBTOTAL	\$16,825.00					
10% Contingency									
	TOTAL	\$18,507.50							
		F	OR ESTIMATE USE	\$18,507.50					

Name of Subdivision Name of Owner/I	sion/Development: Developer:		Autumn Ridge, Paxtonia Assoc		Ш
Type of Request:	()Redu ()Relo		(X) Exten () New	sion	() Increase () Change
Type of Guarante	e: (X) Le	tter of Credit	() Bond	() Escrow
Bank, Bonding C	o., Escrow Agreeme	ent:	Fulton Bank		
Original Guarante	ee Amount:		\$582,657.35		
Established:			June 2, 2004		
Reduced Reduced Increase Retained Increase Reduced	I to \$270,938.25 I to \$175,977.45 I to \$152,423.15 I to \$72,787.00 I to \$80,065.70 I to \$43,260.00 I to \$43,260.00 I to \$45,702.00 I to \$55,299.42 I to \$60,898.66 I to \$66,988.53 I to \$73,687.38 I to \$81,056.12 I to \$89,151.73 I to \$98,066.90 I at \$98,066.90 I at \$98,066.90 I at \$86,734.75 I at \$86,734.75 I to \$14,493.83 I at \$14,493.83	on o	February 15, 2005 October 4, 2005 April 11, 2006 August 15, 2006 April 17, 2007 May 1, 2007 January 7, 2008 April 7, 2009 March 2, 2010 February 1, 2011 January 12, 2012 December 18, 2012 December 18, 2012 November 19, 2013 October 21, 2014 September 15, 2016 July August 1, 2016 July August 1, 2016 July 17, 2018 July 16, 2019 May 5, 2020 April 20, 2021 April 19, 2022	5	
Current Amount i	n Force:		\$14,493.83		
Upon inspection b	y the Township Eng	gineer, it is r	ecommended that	the current a	mount of this guarantee be:
() decreased	() increased	() esta	blished	() released	(X) retained
		At / To	\$14,493.83		
Expiration date of	new applicable agr	eement:	May 1, 2024		
Date of Board of	Supervisors meeting	;:	April 18, 2023		
Action taken by	Board of Supervis	ors:	,		



369 East Park Drive Harrisburg, PA 17111 717.564.1121 www.hrg-inc.com

April 19, 2021

Ms. Amanda Zerbe, Zoning Officer Lower Paxton Township 425 Prince Street Harrisburg, Pennsylvania 17109

Re:

Autumn Ridge, Phases II & III

Improvement Guarantee Reduction 7

Dear Amanda:

An inspection of the referenced site was conducted on April 12, 2021 for the purpose of reducing the improvement guarantee. We recommend a reduction of \$72,240.92 from the current amount of \$86,734.75, leaving a balance of \$14,493.83. Attached is a list of work to complete the project.

Sincerely,

Herbert, Rowland & Grubic, Inc.

Jason R. Himry

Jason R. Hinz, P.E. Group Manager | Civil

JRH/CMF/LB 000184.0002 (Phase 4284) P:\0001\000184_0002\\admin\4284 Autumn Ridge PH II & III\4284 Reduction 7.doc

Enclosure

c: Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov) John Kerschner (john.kerschner@finelinehomes.com)

APPENDIX A AUTUMN RIDGE, PHASES II & III IMPROVEMENT GUARANTEE REDUCTION #7								
DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	COST				
Concrete Sidewalk *	116	S.Y.	\$30.00	\$3,480.00				
Concrete Monuments **	7	EA.	\$200.00	\$1,400.00				
Temporary E & S Controls*	1	L.S.	\$200.00	\$200.00				
		10% (SUBTOTAL CONTINGENCY	\$5,080.00 \$508.00				
		10% ANNU	TOTAL JAL INCREASE	\$5,588.00 \$6,146.80				
			JAL INCREASE JAL INCREASE	\$6,761.48 \$7,437.63				
		10% ANNU	JAL INCREASE JAL INCREASE	\$8,181.39 \$8,999.53				
		10% ANNU	JAL INCREASE	\$9,899.48				
			JAL INCREASE JAL INCREASE	\$10,889.43 \$11,978.37				
			JAL INCREASE JAL INCREASE	\$13,176.21 \$14,493.83				

Notes

^{*} Four unimproved lots remaining ** Monuments not yet installed

Name of Subdivision/Development: Name of Owner/Developer:			Mindy Meadows, Phase 2 Eastern Development & Planning Inc.				
Type of Request:	() Reduction () Release		(X) Extens	sion	() Increase	•	
Type of Guarantee:	() Letter of Cr	edit	(X) Bond		() Escrov	v	
Bank, Bonding Co., Escrov	w Agreement:	East	ern Atlanti	ic Insura	nce Compa	any	
		Bone	d#EASB51	4019			
Original Guarantee Amour	nt:	\$530	0,000.00				
Established:		Sept	ember 5, 2	006			
Increased to \$583	,000.00	on Aug	ust 21, 2007	7			
Increased to \$64 Increased to \$705 Increased to \$775 Increased to \$853 Increased to \$938 Increased to \$1,03 Increased to \$1,13 Increased to \$1,24 Increased to \$1,37 Retained at \$1,37 Increased to \$1,55 Increased to \$1,66 Retained at \$1,66 Retained at \$1,66 Current Amount in Force: Upon inspection by the Toguarantee be:	3,430.00 3,973.00 3,570.30 3,927.33 32,820.06 36,102.06 49,712.26 74,683.40 4,683.40 4,683.40 12,151.74 63,336.68 3,336.68 3,336.68 3,336.68	on Auguon July on June on May on April on Marcon Januon Januon Januon Decon De	15, 2012 116, 2013 ch 18, 2014 uary 17, 20 ary 19, 2016 ary 3, 2017 ary 2, 2018 ember 18, 2 ember 17, 2 ember 15, 2 ember 21, 2	018 0019 2020 2021	ne current a	umount of this	
() Decreased () Incre	ased ()	Establish	ned (() Release	ed (X	() Retained	
· ·	At / To		63,336.68	V		•	
Expiration date of new app	licable agreeme	ent: May	1, 2024				
Date of Board of Supervisor	ors meeting:	Apri	1 18, 2023				
Action taken by Board of S	upervisors:						

ITEM	QUANTITY	UNITS	UNIT PRICE	COST			
EARTHWORK							
Strip/Stockpile Topsoil	3,700	C.Y.	\$2.00	\$7,400.00			
Bulk excavation	12,000	C.Y.	\$3.00	\$36,000.00			
	Eart	hwork Cons	truction Subtotal	\$43,400.00			
PAVEMENT/CURB CONSTRUCTION)N						
Concrete Curb	3,745	L.F.	\$12.00	\$44,940.00			
1-1/2" ID-2 Wearing Course	8,304	S.Y.	\$6.50	\$53,976.00			
3" BCBC	8,304	S.Y.	\$7.75	\$64,356.00			
6" 2A Modified Coarse Aggregate	8,304	S.Y.	\$6.50	\$53,976.00			
Sidewalk	1,679	S.Y.	\$25.00	\$41,975.00			
	Pavement/Sidewalk		A REAL PROPERTY AND A SECOND PROPERTY OF THE PARTY OF THE	\$259,223.00			
SIGNAGE							
Traffic Contol Sign	6	EA.	\$150.00	\$900.00			
3			Signage Subtotal	\$900.00			
STORM SEWER			0 0				
Storm Inlet or Manhole	24	EA.	\$1,500.00	\$36,000.00			
24" HDPE Storm Pipe	1046	L.F.	\$55.00	\$57,530.00			
21" HDPE Storm Pipe	28	L.F.	\$43.00	\$1,204.00			
18" HDPE Storm Pipe	1013	L.F.	\$30.00	\$30,390.00			
End Sections	4	EA.	\$150.00	\$600.00			
Basin Underdrain	45	L.F.	\$7.00	\$315.00			
		Storn	Sewer Subtotal	\$126,039.00			
SOIL EROSION & SEDIMENTATIO	N CONTROL		The state of the same of the state of the same of the				
RipRap Apron	4	EA.	\$500.00	\$2,000.00			
Channel Erosion Control Blanket	710	L.F.	\$3.50	\$2,485.00			
18" Silt Fence	167	L.F.	\$3.50	\$584.50			
30" Silt Fence	1117	L.F.	\$5.00	\$5,585.00			
Topsoil/Seed/Mulch	12,100	S.Y.	\$2.50	\$30,250.00			
Stabilized Construction Entrance	3	EA.	\$1,500.00	\$4,500.00			
Inlet Protection	13.	EA.	\$100.00	\$1,300.00			
Sediment Trap	2	EA.	\$3,000.00	\$6,000.00			
	Soil Erosion & Sec	limentation (Control Subtotal	\$52,704.50			
MISCELLANEOUS ITEMS		and a state of the					
Concrete Monuments	2	EA.	\$250.00	\$500.00			
	mandagangan dan dan sebagai apir kemandan da ke sebagai	Miscel	laneous Subtotal	\$500.00			
	annota a sentra di Sala di ana ajina para 1977 ili annota (1977) ili a a ciliadi para seperata este a		SUBTOTAL	\$482,766.50			
		10% C	CONTINGENCY	\$48,276.65			
			TOTAL	\$531,043.15 \$530,000.00			
FOR ESTIMATE USE							

Name of Subdivision	Deaven W	Deaven Woods			
Name of Owner/Do	eveloper:	Deaven W	oods, LLC		
Type of Request:	() Reduction () Release	(X) E () Ne		() Increase ()	
Type of Guarantee	() Letter of Cre	edit () Bo	ond	(X) Escrow	
Bank, Bonding Co.	, Escrow Agreement:	Lower Pa	xton Townshi	ip	
Original Guarantee	Amount:	\$1,040,000	0.00		
Established:		October 14	4, 2008		
Reduced to Retained a Increased to Retained a Reduced to Retained a Increased to Reduced to Retained a Reduced to Retained at Reduced to Retained at Reduced to	0 \$309,800.00 0 \$247,900.00 1 \$247,900.00 10 \$272,690.00 11 \$272,690.00 12 \$242,990.00 13 \$242,900.00 14 \$242,900.00 15 \$267,190.00 16 \$293,909.00 17 \$235,829.91 18 \$197,472.00 19 \$197,472.00 19 \$25,575.00 19 \$25,575.00 19 \$25,575.00 19 \$28,132.50 10 \$30,945.75	on September 22 on November 17 on October 5, 2 on December 7, on November 1, on October 16, 2 on November 5, on June 18, 2013 on June 3, 2014 on May 5, 2015 on January 19, 2 on April 4, 2017 on May 1, 2018 on April 16, 201 on November 19 on April 21, 202 on April 20, 202 on April 19, 202 \$28,132.50	9, 2019 0, 2019 0, 2019 0, 2019		
Upon inspection by the	Township Engineer, it is rec	commended that the	ne current amoun	t of this guarantee be:	
() decreased	(X) increased () e At / To	stablished \$30,945.75	() released	d (X) retained	
Expiration date of r	new applicable agreemen	nt: May 1, 202	23		
Date of Board of Su	apervisors meeting:	April 18, 2	022		
Action taken by Bo	ard of Supervisors:				



AN EMPLOYEE-OWNED COMPANY

369 East Park Drive Harrisburg, PA 17111 (717) 564-1121 FAX (717) 564-1158 www.hrg-inc.com

November 15, 2019

Ms. Amanda Zerbe, Zoning Officer Lower Paxton Township 425 Prince Street Harrisburg, Pennsylvania 17109

Re:

Deaven Woods

Improvement Guarantee Reduction No. 7

Dear Amanda:

As requested, an inspection was conducted by our office on November 13, 2019 for the above referenced project to verify the completion of items included in the improvement guarantee. We recommend that the improvement guarantee be re-established in the amount of \$25,575.00 as shown on the attached tabulation, which represents a reduction of \$171,897.00 from the previous amount of \$197,472.00.

If you have any comments or questions or require further information in this regard, please feel free to contact me. Thank you.

Sincerely,

Herbert, Rowland & Grubic, Inc.

Jason R. Hinny

Jason R. Hinz, P.E. Group Manager | Civil

Group Manager | C

JRH/CMF/LB 000184.0002 (Phase 4348)

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Enclosures

c: Shirley Hepschmidt (SHepschmidt@lowerpaxton-pa.gov)
David Ionni (david ionni@hotmail.com)

IMPROVEMENT GUAR	DEAVEN WOODS RANTEE REDUCTI	-	1:	1/13/2019			
ITEM	QUANTITY	UNITS	UN	IT PRICE		COST	
STORM SEWER							
Detention/Infiltration Basin Conversion	1	EA	\$	8,600.00	\$	8,600.00	
		Stori	n Sew	er Subtotal	\$	8,600.00	
ROADWAY							
1-1/2" SAMD HMA Wearing Course		SY	\$	13.00	\$	-	
Concrete Sidewalk - 4 lots are not complete	253	SY	\$	50.00	\$	12,650.00	
		R	loadwa	ay Subtotal	\$	12,650.00	
MISCELLANEOUS ITEMS							
Street Tree - 4 lots are not complete	8	EA	\$	250.00	\$	2,000.00	
Buffer Tree		EA	\$	250.00	\$	-	
Buffer Schrub		EA	\$	50.00	\$	-	
Traffic Control and Street Sign		EA	\$	200.00	\$: -	
		Misce	llaneo	us Subtotal	\$	2,000.00	
	SUBTOTAL						
		10% (CONT	INGENCY	\$	2,325.00	
				TOTAL	\$	25,575.00	